



PRINCESS ROAD, BRANKSOME, POOLE, DORSET, BH12

£325,000 FREEHOLD

****HUGE POTENTIAL**** An incredibly rare opportunity to acquire a large five bedroom semi detached character property situated within a short walk of Westbourne Village. The house offers versatile accommodation and huge potential for a number of different uses. The property is sat on a large plot with approximately 110 feet of garden to the rear and a large area to the front for off road parking. In need of total modernisation and refurbishment throughout and being sold by way of informal tender. Sealed bids to be received at Winkworth Westbourne by 12:00 noon on Friday 31st May 2019.

Huge potential | Five double bedrooms | Four bathrooms | Three reception rooms | Short walk to Westbourne village | Situated on a large plot | Lots of character features | 110ft rear garden | Large frontage

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The property is currently in need of complete modernisation and refurbishment however offers huge potential for a variety of uses subject to the necessary permissions being sought. On the ground floor, there are three large reception rooms, an impressive entrance hallway, a large kitchen and a bathroom with separate cloakroom. Access can be gained to the rear garden from a further hallway behind the kitchen.

On the first floor there are currently four double bedrooms, a further kitchen/bedroom five and three bathrooms and a separate cloakroom.

Whilst in need of complete refurbishment throughout, the property does retain many original character features including feature fireplaces, picture rails and high-level skirting boards and ornate coving to ceilings to name a few. We believe the property is serviced by gas however this has not been tested.

Outside, to the front of the property, whilst currently overgrown, there is space for plenty of off-road parking and to the rear, is a large garden.

The property is being sold by informal tender and sealed bids must be with Winkworth Westbourne, 77 Poole Road, Westbourne, BH4 9BB



This Floor Plan is for guidance only and is NOT to SCALE
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Freehold

LOCAL AUTHORITY: Poole

AT A GLANCE

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